175.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,100 / 688,100
					USE VALUE:	688,100 / 688,100
					ASSESSED:	688,100 / 688,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINLAYSON DOROTHY A/TRUSTEE
Owner 2:	DOROTHY A FINLAYSON TRUST
Owner 3:	
Street 1:	53 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FINLAYSON JOHN M--ETAL -
Owner 2:	FINLAYSON DOROTHY A -
Street 1:	53 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7594.000	234,100	500	453,500	688,100
Total Card	0.174	234,100	500	453,500	688,100
Total Parcel	0.174	234,100	500	453,500	688,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.21 | /Parcel: 350.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117830
GIS Ref	
GIS Ref	
Insp Date	08/01/18

!13705!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,100	500	7,594.	453,500	688,100		Year end	12/23/2021
2021	101	FV	225,700	500	7,594.	453,500	679,700		Year End Roll	12/10/2020
2020	101	FV	225,700	500	7,594.	453,500	679,700	679,700	Year End Roll	12/18/2019
2019	101	FV	186,900	600	7,594.	447,000	634,500	634,500	Year End Roll	1/3/2019
2018	101	FV	185,700	0	7,594.	343,300	529,000	529,000	Year End Roll	12/20/2017
2017	101	FV	185,700	0	7,594.	323,900	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	185,700	0	7,594.	298,000	483,700	483,700	Year End	1/4/2016
2015	101	FV	173,500	0	7,594.	278,600	452,100	452,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:36:19

LAST REV

Date	Time
08/29/18	08:25:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13705

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINLAYSON JOHN	53696-507		10/20/2009	Family	1	No	No		
	8622-281		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2006	558	New Wind	5,380					

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Inspected	BS	Barbara S
6/26/2018	MEAS&NOTICE	BS	Barbara S
4/27/2009	Inspected	189	PATRIOT
12/31/2008	Measured	163	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7594		Sq. Ft.	Site		0	70.	0.85	6									453,475						453,500	

Total AC/HA:	0.17433	Total SF/SM:	7594	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,475	Spl Credit		Total:	453,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34813833
Const Adj.:	0.99742496
Adj $ / SQ:	147.913
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339332
Depreciation:	105193
Depreciated Total:	234139

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

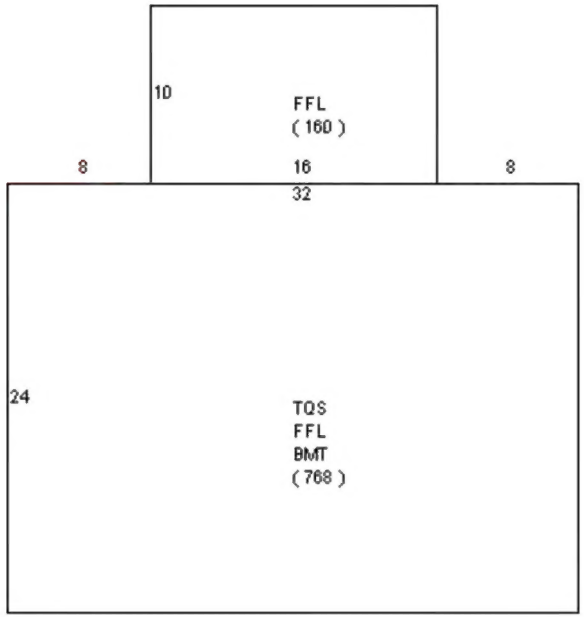
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.91
Special Features:	0	Val/Su Net:	103.04
Final Total:	234100	Val/Su SzAd	155.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	147.910	137,264
BMT	Basement	768	61.680	47,370
TQS	3/4 Story	576	147.910	85,198

Net Sketched Area:	2,272	Total:	269,832
Size Ad	1504	Gross Area	2464	FinArea	1965
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0010-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10.	A	AV	2006	6.00	T	10.4	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500